

Unit 1620 - Poinciana Island

1620 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11571361
Status:	Active
Size:	2,500 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Additional Spaces Available
View:	
List Price:	\$1,275,000
List PPSF:	\$510
Valuated Price:	\$1,145,000
Valuated PPSF:	\$458

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	190
Number of active listings for rent:	3
Number of active listings for sale:	13
Building inventory for sale:	6%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

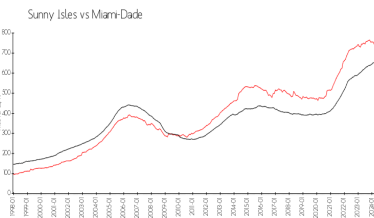
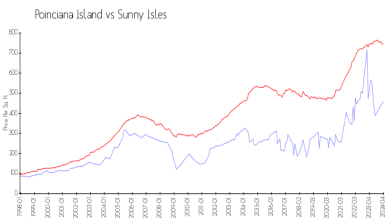
Building Association Information

Poinciana Island Yacht & Racquet Club Condo Association
 350 Poinciana Dr, Sunny Isles Beach,
 FL 33160
 (305) 947-2111

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1116	2,370 sq ft	May 2024	\$1,100,000	\$464
1630	2,220 sq ft	Apr 2024	\$760,000	\$342
506	2,265 sq ft	Apr 2024	\$975,000	\$430
708	2,265 sq ft	Apr 2024	\$1,000,000	\$442
1124	2,500 sq ft	Oct 2023	\$875,000	\$350

Market Information

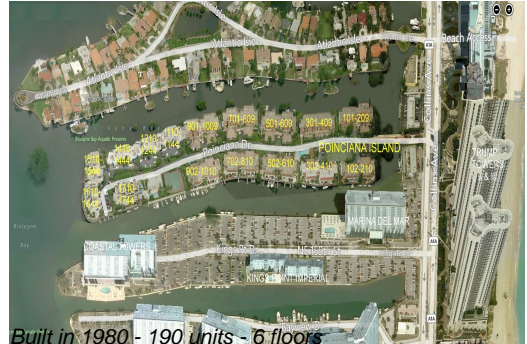


Poinciana Island: \$459/sq. ft.
 Sunny Isles: \$746/sq. ft.

Sunny Isles: \$746/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Poinciana Island	7%
Sunny Isles	5%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Poinciana Island	211 days
Sunny Isles	113 days
Miami-Dade	81 days